

Washington

979.7

The YAKIMA VALLEY



WASHINGTON



Branch shown is suggestive of the abundant yield and uniform size of apples that are grown in the
Yakima Valley on reclaimed lands.

YAKIMA VALLEY WASHINGTON



SUNNYSIDE CANAL SCENE
MT. ADAMS IN DISTANCE

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Evolution of an orchard home. At bottom is shown first dwelling of W. P. Sawyer. Center is second home, and at top present residence.

Introductory



HIS publication is devoted to the interests of the Yakima Valley, more particularly to that portion of the Valley embraced within the boundaries of Yakima county. Its purpose is to set forth, in full, the conditions of this unusually favored section. Its various chapters will deal with location, climate, soil, resources, communities, attractions, and so on, with as great a degree of explicitness as is made possible by the allotted space. In preparing the statements contained herein, the writer has ever

kept in mind the man to whom this booklet is addressed — the homeseeker — with a sincere purpose to tell him just what he wants to know — or just what he ought to know — concerning this section. Probably he has heard of the Pacific Northwest. More than likely he has friends who have gone there. Perhaps he — the homeseeker — is himself considering the advisability of removing to a land that offers him a better opportunity than the one in which he is situated at present. In any event he should acquaint himself fully with the Yakima country.

If any of the statements made herein, relative to yields, prices and profits, seem incredible, the reader should bear in mind that the conditions under which agriculture is carried on in the Yakima country are radically different from those with which he is familiar.

Yakima stands proudly on its record. Of no section can there be written a chronicle of a greater achievement in so brief a period. Hardly a generation ago, a desert — sterile, waste. To-day, a garden empire, with countless orchards and vineyards, broad fields of alfalfa and hops, herds of sheep and kine. Better yet, the home of thousands of contented, prosperous men and women, who have found here what life had denied them elsewhere — a home and a rich and bounteous reward for their labors. This is the true success of Yakima, and herein is found a good and sufficient warrant for the belief that in Yakima there is an opportunity for others. In that confidence and the hope that its mission will not be unrewarded this publication is presented.



Harvesting the crop in the apple orchard of Mrs. Victor Dorris in the Yakima Valley. The women and girls of the family lend a helping hand.

YAKIMA VALLEY, WASHINGTON



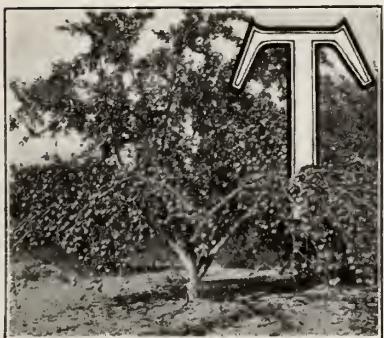
Bloom of orchard and apple tree, scent of clover and hum of bee. Blossom time on the tract of E. Remy. A model orchard.

Historical Note.

It will not be needful to present more than the briefest outline of the history of the Valley. The first treaty with the Yakima Indians — then in undisturbed possession — was made in 1855. The first settler entered the Valley in 1861. In 1865 Yakima county was created, embracing what is now Kittitas and part of Benton counties, and the county seat was finally established at Yakima City. In 1884, after seemingly interminable delays, the Northern Pacific Railway built through the valley. Yakima City refused to make certain concessions in the way of terminals demanded by the railroad, and, by way of reprisal, the railway people deserted the town and deliberately created a new one four miles away, which was called North Yakima. To still the storm of indignation, however, they offered to move the buildings of all who wished to take advantage of their offer. There was much opposition, but finally the majority consented and the work of removal began. Some fifty or sixty buildings were transported, among them the courthouse, the First National Bank, hotels, etc. In several months the community was strung out along the road, with an increasing aggregation at one end and a decreasing group at the other. Business never ceased, however, although many a customer at the stores or bank tied his cayuse to the sagebrush, transacted his business and stepped from the building to find his mount a hundred yards down the road.

YAKIMA VALLEY

Geography and Topography



THE valley of the Yakima lies in the central part of the State of Washington. The Yakima river has its origin in the Cascade mountains and flows southeast two hundred miles to its confluence with the Columbia. Throughout its course the river receives the waters of many tributaries. A number of the more important of these — the Naches river, Cowiche creek and Ahtanum creek — converge at what might be called the head of the valley.

Somewhat farther down the valley straightens sharply to a narrow pass, called Union Gap, or simply "The Gap." Below this it broadens largely into the main trunk with tributaries of more importance.

In general the floor of the val'ey is broad and level rising by a series of terraces or lava hills to the abrupt mountain ranges which enclose the valley.

In its native state this territory, by reason of the meager rainfall (but for no other reason) was practically sterile, and of but little value to mankind. The principal vegetation was sagebrush. On the bottom grew poplars, alder and Balm of Gilead trees. With the coming of the light rains bunch grass sprang up and provided nourishment for bands of sheep, cattle and horses. On this account the first occupants of the Yakima country were stockmen,



D'Anjou pear trees of magnificent growth photographed in the orchard of Sawyer & Wise, successful Yakima Valley fruit growers.

YAKIMA VALLEY, WASHINGTON



Roses are a product of the valley. There are many varieties grown.

and stock-raising, although under altered conditions, is still a prominent industry. The subject is treated more fully in another chapter of this booklet.

Studying the various districts of the Yakima Valley from the viewpoint of the industrial development, the focal center is found in the metropolis and county seat, North Yakima. Closely contiguous to the city, and in reality a part of it, are the famous fruit-raising districts, Nob Hill and Fruitvale. Extending to the northeast and northwest are the Selah and Naches valleys, the first watered by the Yakima river, the second by the Naches river. These are comparatively old sections, where general farming has been practiced, with alfalfa, hops, potatoes, etc., as the principal products. Now, however, they are largely devoted to orchards. The Wenas and East Selah valleys are parts of the Selah valley. The valley of the Cowiche may be considered a branch of the Naches. Here is located one of the largest bodies of potential orchard land in this section. To the southwest is the valley of the Ahtanum, cultivable for twenty-five miles, where diversified farming is practiced, and considerable attention is given to stock-raising, but where horticulture is claiming a constantly increasing acreage. Southeast of North Yakima is the Moxee district, with fruit, vegetables, hay, hops and stock among its principal products. Below Union Gap the country to the west of the river is largely included within the Yakima Indian Reservation, a district of such magnitude as to require separate treatment. On the bench lands to the east of the river the country is almost one continuous orchard. To the south the various districts and communities include Parker, Zillah, Granger, Sunnyside and Grandview. Fruit raising is the principal industry, with berries, vegetables, hops, alfalfa, stock, etc., among the other products.

YAKIMA VALLEY, WASHINGTON



Winesap tree with its burden of fruit. This variety is a standard in the valley and the product is always in good demand.



Fourteen hundred boxes of commercial apples were picked in orchard illustrated in 1910.
This is one of the best paying orchards.



Method of furrow irrigation in the Yakima Valley orchard. In some instances the water is carried in pipes, leaving surface available for cultivation. Note uniformity of tree growth and scientific manner of pruning in use.



While the fruit is maturing, additional support is needed for the limbs. The prodigality of growth is astonishing. In ten-acre orchard illustrated in part herewith, 10,000 linear feet of lumber was needed for props.

YAKIMA VALLEY, WASHINGTON

Climate.



HERE are four constituents in the sum of the success of Yakima county. These are climate, plus moisture, plus soil, plus human energy. No one is more important than another, because without any one success would be impossible. Climate, however, is given first consideration.

The rainfall averages eight inches per annum. The mean summer temperature is 77°, the average maximum temperature 97°. The mean winter temperature is 35° and the average lowest temperature, zero. Both summer heat and winter cold are tempered by dryness of the air. Out of the three hundred and sixty-five days of the year the sun shines on three hundred. In the summer the cool air from the mountains is felt at night and refreshing sleep is always possible. In the winter the warm air from the Japan current modifies the cold. There are no blizzards, no tornadoes, no destructive hail or electric storms. Occasional high winds there are in the spring, laden with dust — and in this is found the only disagreeable feature of the weather. Healthful it is and in all respects, save the one, exceedingly pleasant.

In a section so largely dependent upon fruit for its prosperity, the question of frost is a vital one. The Yakima valley does not claim complete immunity from frost. As a matter of fact, no horticultural district in the Northwest is entirely exempt, and the claim, if made, is not founded on fact. There



Part of the Olson one-hundred-acre prune orchard in the Yakima Valley. The yield is large and the product of superior quality.

YAKIMA VALLEY, WASHINGTON



Strawberries planted between rows of trees return \$300 to \$750 per acre. The crop is excellent in all parts of the Yakima Valley.

never has been a complete loss of the fruit crop in the Yakima valley, from frost or any other cause. Twice in twenty years the peach crop has suffered, but this was due to excessive cold in the winter rather than to unseasonable frost in the spring. The smudge-pot — a receptacle in which oil or other fuel is burned — is in use and has proved itself of value. Nearly every spring the complaint is heard that the buds are frozen, the fruit ruined; but later it is discovered that the frost has hardly thinned the fruit as much as is required, and a good crop is gathered in spite of the pessimistic prophecy.

Irrigation.

The metamorphosis of the Yakima country from a desert to a garden is the result of that modern wonder-worker, irrigation. Nowhere are the beneficent results of this instrument employed by men for conveying moisture to arid land more impressively illustrated than in the Yakima valley.

The source of all irrigation in this section is the Yakima river and its tributaries. The beginnings of irrigation date back to as early as 1867, water being appropriated and canals built from time to time until, at the date of the passage of the Reclamation Act, filings had been made for the entire flow of the Yakima river, and about fifty thousand acres had been irrigated.

The first great canal, now recognized as the parent of all irrigation in the Yakima valley, was the Sunnyside. This system, built under the direction of the Northern Pacific Railroad Company, was started in 1890. Water was diverted from the Yakima river at Union Gap, and the canal was extended along the east side of the Yakima river until its total length was sixty miles, with five hundred and fifty miles of branch canals and laterals. The area irrigated was forty thousand acres.

YAKIMA VALLEY, WASHINGTON



Taken at close range; this reproduction of a photograph shows the necessity of supports for the fruit-laden trees in the Yakima Valley.

The federal enactment known as the Reclamation Act became a law on June 17, 1902. In 1903 the new-born Reclamation Service turned its attention to the Yakima valley and began a series of investigations, surveys and reports. It was found that there was so great a conflict in the water rights of the irrigation systems then in existence, and so chaotic a condition in the general status of irrigation that no harmonious development was possible under the Reclamation Service without the full acquisition of the Sunnyside canal. To this end the purchase of the Sunnyside canal was consummated, in 1905, together with practically all the important rights connected therewith. Up to this time there had been expended on the Sunnyside canal about \$1,500,000.00.

With the key to the entire situation in its grasp, the Reclamation Service proceeded at once with the work of extending irrigation and improving the works already constructed. Taken in its entirety, the Yakima project, embracing five hundred thousand acres of land, is the largest of any undertaken by the government. It is divided into five units: the Sunnyside, Tieton (pronounced Tie'-ee-ton), Wapato, Kittitas and Benton. Only the first three of these are included within the territory with which this publication is concerned. The Sunnyside project embraces one hundred thousand acres, on the east bank of the Yakima river. The Tieton will irrigate thirty-five thousand acres, lying on higher lands to the west of North Yakima. In the Wapato project are comprised one hundred and twenty thousand acres of lands, on the Indian Reservation.

For the Sunnyside, as has been said, water is taken from the Yakima at Union Gap. The dam is of the concrete weir type, eight feet high and five hundred feet wide. The canal is of earth, with sixty-three miles of main canals and five hundred and fifty miles of branch canals and laterals. In the

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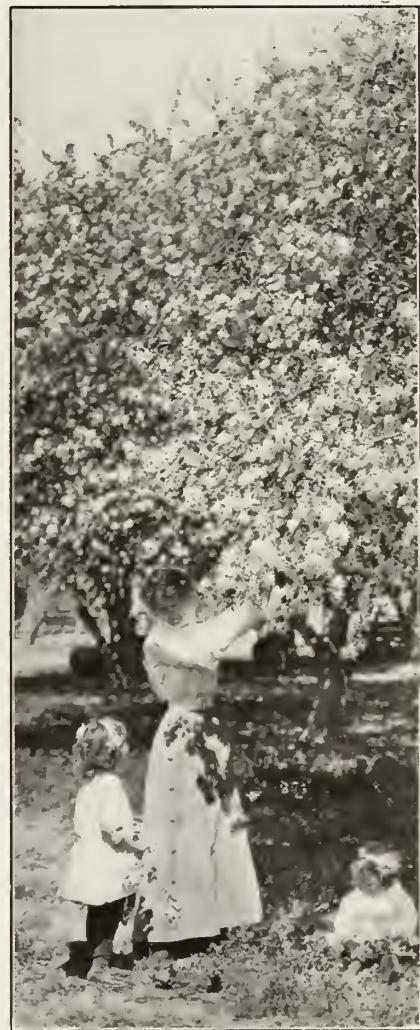
extension and improvement of this unit the Government has expended \$1,500,000.00.

Water for the Tieton unit is diverted from the Tieton river by a concrete weir eight feet in height and one hundred and ten feet wide. It is carried in a canal built for twelve miles along the precipitous side of Tieton Canyon and through a tunnel two miles in length. Water is now ready to be delivered to the entire thirty-five thousand acres, the work having been completed in 1912. The total expenditure is \$3,500,000.00.

The Wapato unit is in abeyance, but will be given mention under the Indian Reservation.

In order to obviate any possibility of a shortage of water, the Government has included in its plans the construction of great reservoirs at Bumping Lake, Lake Clealum, Lake Kachess, Lake Keechelus, and McAlister Meadows, in which will be stored the surplus water of the great watershed of the Yakima river, to be returned to its channel as it is required during the irrigating season. These reservoirs have now a storage capacity of ninety-two thousand acre-feet, with an ultimate capacity of nine hundred and twenty-seven thousand acre-feet.

There are now six hundred miles of Government canals in Yakima county, irrigating ninety-five thousand acres of land. The total amount of money expended is \$8,825,000.00. The latest allotment (1911) for this purpose is \$1,915,000.00. In addition to the irrigation work done by the Reclamation Service there are numerous canals under private and corporate ownership. The total area watered this way is approximately one hundred and four thousand acres, with four hundred and fifty miles of main canals.



Wife and children enjoying the fragrance of the orchard surrounding their home.



Apiary on the Reservation. The honey product of the Yakima Valley has a reputation which commands for it the highest market price.

YAKIMA VALLEY, WASHINGTON



Jonathan apple tree in Fruitvale District. Owner scored second in world competition for twenty-five-box lots at the New York Land Show, 1911.



Another view of the tree shown above, with its product gathered. This tree is young, but its product is of the highest grade.

YAKIMA VALLEY, WASHINGTON

The total irrigable acreage in Yakima county is five hundred and fifty thousand acres. There are now under irrigation one hundred ninety thousand six hundred twenty acres. The largest body to be brought under irrigation is that lying in the Indian Reservation and embraced in the Wapato project.

A perpetual water right can be purchased from the Government for \$52.00 under the Sunnyside canal and \$93.00 per acre under the Tieton, payable in ten annual installments without interest. This charge is fixed upon an estimate of the actual expenditure divided by the number of acres benefited. The charge for maintenance is ninety-five cents an acre per annum under the Sunnyside, and \$1.50 under the Tieton.

On the various projects there are formed organizations known as Water Users Associations, composing those occupying lands of the project and claiming right to the use of the water. Under their control comes the administration of all water, whether from government or private works, and in these concerns the distribution of water and all matters affecting the interests of the members in the irrigation of their land, are equitably adjusted. The duty of water is three acre-feet per annum. That means that each water user is entitled each year to enough water to cover his land to a depth of thirty-six inches. Farms in private ownership are limited in size to forty and eighty acres. In order to secure water rights, the owner must join the local Water Users Association. Moreover, he must be an "actual bona fide resident on such land or occupant thereof residing in the neighborhood."

Public lands not irrigated may be taken up under the Homestead Act, which permits a man to file on one hundred and sixty acres. If, however, the land is within one of the projects of the Reclamation Service, the claim is limited to the size of the farm unit established by law. In the Sunnyside project the units are twenty, forty and eighty acres. In the Tieton they are all forty acres. An exception to the provisions of the Homestead Act, as applied to irrigated lands, is that the commutation privilege is denied — the applicant must complete his full term of five years' residence. He is also required to prove that he has cultivated one-third of the irrigable area of his claim before patent is finally issued. In the case of lands lying above the canal, it is feasible to irrigate by the use of pumps. Gasoline engines are used for this purpose, or, if near a power line, electricity is employed.

It is but fair to explain that in Yakima county there is but little public land that is worth occupying. The irrigable portions are practically all filed upon, and those portions not susceptible of irrigation are of very little utility.



Twenty-three Jonathan apples on a branch only eighteen inches long.

YAKIMA VALLEY, WASHINGTON

The Indian Reservation.



THE Yakima Indian Reservation is located in the south central part of Yakima county, and embraces an area of one million, one hundred and eighteen thousand acres of mineral, forest, grazing and agricultural lands. Of this territory one hundred and sixty thousand acres are classed as good agricultural land, nearly all of which is susceptible of irrigation. There have been constructed by the Indian Service up to the present time about forty miles of main canals, calculated to irrigate sixty-one thousand six hundred acres. However, but thirty-seven thousand six hundred acres are at present supplied with service laterals, although they are being extended as rapidly as funds at the disposition of the Indian Service will permit.

The Wapato project, by which which name this project is known, is included in the Yakima project, but as yet no work has been done on it by the Reclamation Service. There is now a movement under way to form a Water Users Association among land owners on the Reservation — both Indians and whites — having in view the storing of water by the Reclamation Service and the further construction of canals and laterals with funds now in the Indian Department, supplemented with moneys to be subscribed by land owners.

The estimated cost of the irrigation system on the Reservation, designed to cover one hundred and twenty thousand acres (including the acreage now



Apple tree at White Swan, on the Indian Reservation, Yakima Valley, which has been bearing for more than half a century.

YAKIMA VALLEY, WASHINGTON



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Winesap orchard. Mrs. Rowland, of Zillah, won \$500 in gold at New York Land Show, 1911, against forty-nine competitors from all sections of the country.

under water) and possibly one hundred and forty thousand acres, is not to exceed \$35.00 an acre. Should the plan, as conceived, to use the funds of the Indian Department fail of effectuation, the Wapato unit will in all probability be the next one to be undertaken under the Yakima project by the Reclamation Service, as soon as the necessary funds are made available.

Under the Indian Service a large area of excellent land is now being redeemed by drainage. This land had been practically worthless through seepage of water from the higher levels. This, however, will be corrected by the installation of an effective system of drainage, and the land will at once become valuable.

On the Reservation there are now three thousand allottee Indians, owning about two hundred and forty thousand acres of the most desirable lands. When the allotment is completed the Reservation is to be thrown open for entry. At that time each Indian will be permitted to sell sixty out of his allotted eighty acres of irrigated or irrigable land. The Government also permits the sale of the lands of deceased Indians. There are now eighty thousand acres of such lands, which are sold under sealed bid as application is made by the heirs. There is already on the Reservation a considerable representation of white people, who have secured land in this way or who lease the land from the Indians. The redmen are peaceable, intelligent and reasonably industrious. Many are excellent citizens, and even the conservative blanket Indian adds to the life of the valley a note of romance and a touch of picturesqueness that is not at all displeasing.

The opening of the Reservation and the completion of the Wapato project will add an immense area to the productive land of the county and contribute greatly to its wealth and progress. The principal communities on the Reservation are Toppenish and Wapato, of which mention is made in another connection.

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Harvesting Elberta peaches in the W. I. Huxtable orchard, Yakima Valley. All of the standard varieties thrive in this section.

Irrigation in Practice.

The advantages of irrigation are too generally known to require elaborate discussion. With irrigation, as practiced in Yakima county, the farmer is entirely independent of the rainfall. He furnishes water to his crops just

when it is most needed and in the amounts that will do the most good. Droughts, storms or floods do not figure in his reckoning. The sunshine is all but continuous during the growing period, and this, *plus* plenty of moisture, *plus* a fertile soil, means the plant — be it tree, root, grain or grass — *must* attain its maximum deve'opment. Under such conditions cultivation is reduced to the methods of the laboratory.

In practice, irrigation is operated somewhat as follows: Water is delivered by canal to the highest point on the farm, where it is controlled by a s mple gate. The land is laid off in fields corresponding to natural contours. An open ditch is dug from the gate with branches along the higher boundaries of each field. Sometimes rough flumes are neces-



Pear tree in the Yakima Valley and the daughter of the orchardist.

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Peaches are a reliable crop in the Valley of the Yakima, but two failures being recorded during period of thirty-six years.

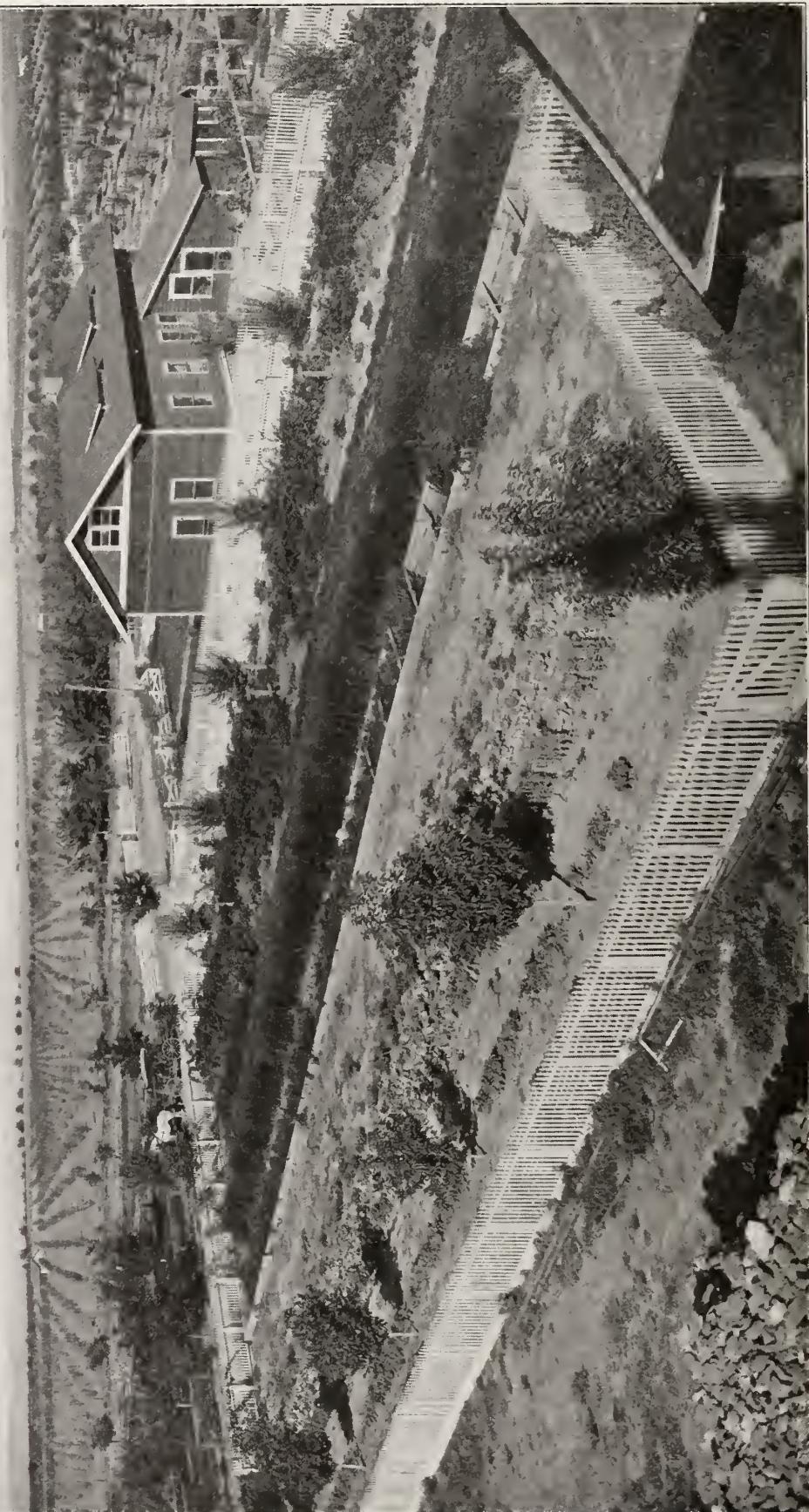
sary to carry water to certain fields. After cultivation in the spring, the field is prepared with shallow furrows. When the water is admitted it flows along the main ditch or flume and then enters the furrows, and is distributed over the entire area to be irrigated. Excess water is collected in a waste ditch. This excess may be regulated and only necessary quantity turned on.

The work itself is simple—not beyond the powers of an ordinarily bright boy. The irrigator must see to it that his ditches and flumes are in repair, and that the corrugations reach all parts of his farm. When the water is turned on he arms himself with a shovel and keeps a vigilant watch over his fields, removing obstructions, stopping leaks and gauging the amount of water that is to be supplied. Only a reasonable degree of experience is requisite.

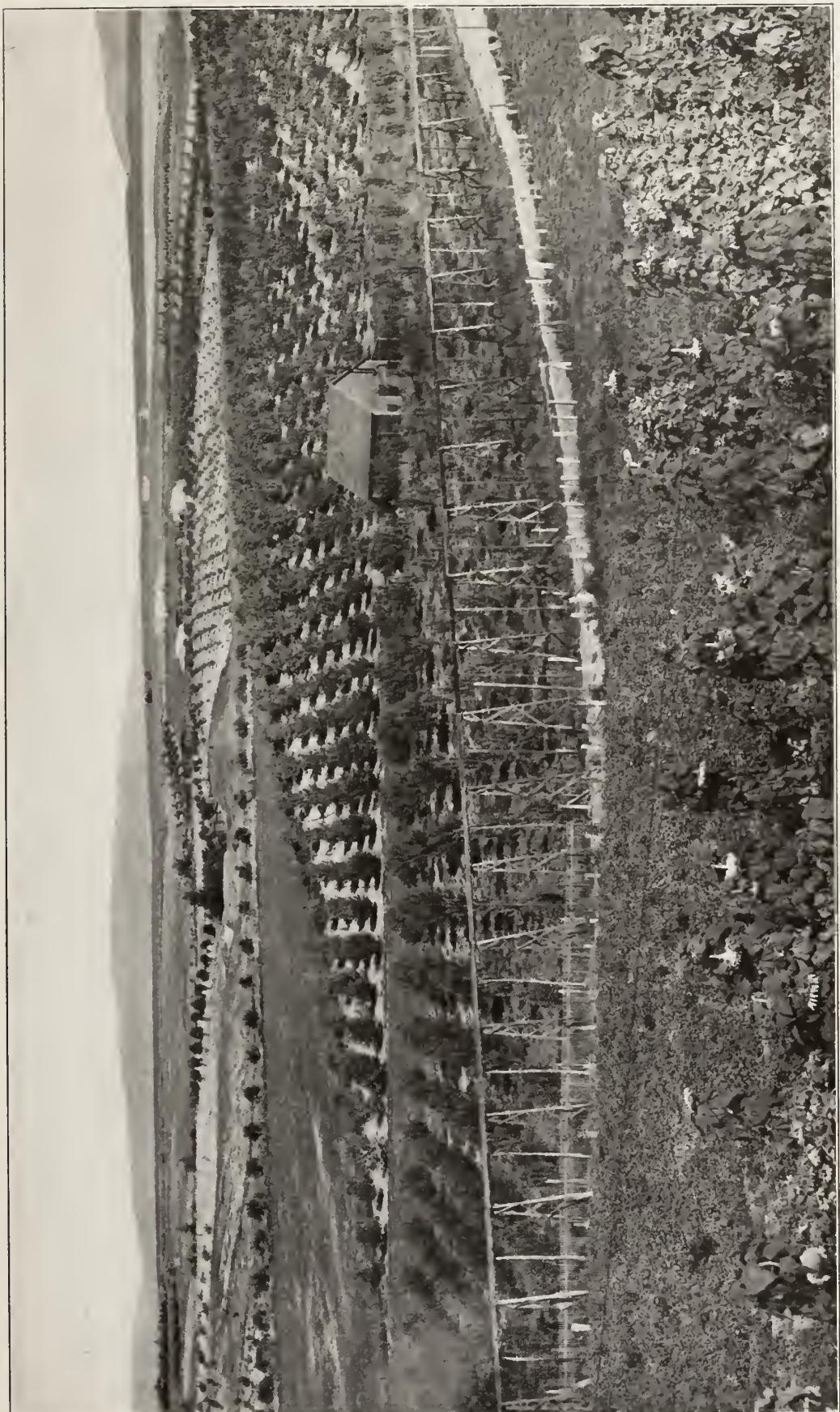
Another important feature in the development of the Yakima valley during the past few years has been the rise of electric pumping for irrigation purposes. Electric transmission and distributing lines extend throughout the entire valley and it is conservatively estimated that



Bartlett pear tree owned by Olsen Fruit Co. in the Parker District.



Home, orchard and garden of E. L. Blaine at Grandview, in the Yakima valley. Fruit growing and diversified farm land is found here. Wheat growing section is on higher lands shown in the distance.



General view of orchard and farm land near Zillah. It was from an orchard in the Zillah District the apples were gathered which won first prize at the New York Land Show in 1911.

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Preparing fruit for shipment. View is taken at the packing house of E. C. Van Brundt, in the Fruitvale District, Yakima Valley.

there are over a hundred pumping plants between North Yakima and Pasco, which are lifting water from ditches, wells and streams onto high land that is impossible to irrigate by gravity flow. While there are a number of electric pumping plants of several hundred horsepower each, the majority of them are small installations, running from three to twenty-horse power. Under the system of electric pumping, each farmer has control over his own apparatus and can irrigate when he sees fit. In many cases water is pumped from wells, and this has the advantage of furnishing water that is free from weed seeds and trash.

The importance of reclaiming lands lying above irrigation ditches cannot be overestimated. The acreage of lands under the ditches is limited, and in some cases the lower lands have the disadvantage of not being properly drained. There are great tracts of higher lands which are lower in price, and in most cases susceptible of excellent drainage, that can now be made productive by electric driven pumps, each irrigator operating his own plant.

Soil, Drainage, Etc.

The soil throughout this entire section is of volcanic origin, commonly called volcanic ash, but, more correctly, a disintegrated basalt. It is of good depth, in most places far below the reach of the land augur. In character, it is fine, light, easily worked, retentive of moisture and richly stored with all the elements of plant life. In certain sections deposits of gravel are found. Alkali is more or less present through this section, but is never injurious, except where the land is improperly drained. Excellent drainage is provided by nature for nearly all sections of the valley, and the construction of a good drainage system never fails to effect a speedy cure.

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Products.



IT IS hardly true to say that the soil in Yakima county is better suited to one crop than another. Aside from the products of the tropics and sub-tropics, there is practically nothing that can not be produced. This includes all grains and grasses, all deciduous fruits, berries, hops and vegetables. And, as a matter of fact, all of these products are grown in the Yakima valley. But, naturally, the farmer devotes his land to the crops that promise to make him the most money. And so it has come about that certain crops are given the preference. Chief among these is fruit, including apples, pears, peaches, prunes, plums, cherries and apricots. In point of acreage and value alfalfa ranks next to fruit. Timothy and clover are also grown for hay. Potatoes are largely produced and onions, cabbages, asparagus and other vegetables do well. Strawberries, raspberries, dewberries, currants, gooseberries, etc., are very successfully raised. A few years ago hops were extensively cultivated, and there is still a very considerable acreage. There is but little grain raised on irrigated land, but wheat, oats, barley and even corn may be successfully grown.

In connection with the vast ranges in the National Forest and the Indian Reservation, alfalfa forms the basis of the stock industry. Both sheep and cattle are fed in large numbers. Dairying is a flourishing industry. Hogs are fed to advantage and the breeding of horses is given considerable attention. Poultry and bees are highly profitable.

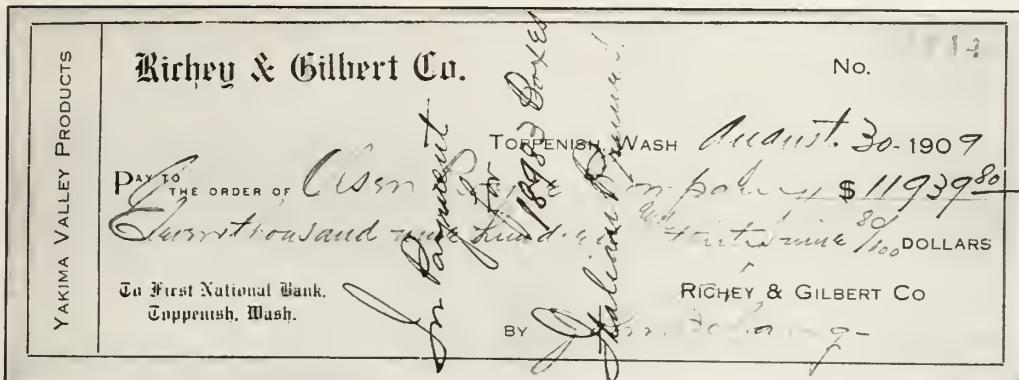


Packers at work in plant of Thompson Fruit Company, preparing peaches gathered in their Parker Orchards for shipment. Men and women alike are expert.



Potatoes are a staple crop. The yield for 1911 brought the Yakima Valley growers about \$1,000,000.00. Twenty-five tons to the acre are picked.

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Some tangible evidence that fruit-growing in the Yakima Valley brings a return which warrants engaging in the industry. There's money in prunes.

It will appear, then, that the farmer in Yakima county is not limited in his methods or crops. He can follow his inclinations almost without restriction and be confident of results.

Fruit, however, is the great profit-maker. It is pre-eminently as a fruit-raising section that the name "Yakima" has become famous, and unless the unexpected happens, horticulture will be given greater and greater preference. There is great satisfaction, however, in the fact that the structure of Yakima's prosperity does not rest upon one foundation stone — be that stone ever so broad and stable. If all of the magnificent orchards which beautify this land and pour their golden harvests into the coffers of its people were levelled to the ground, there would remain a rich variety of other products which would sustain the renown of Yakima and support her people in affluence.

Fruit.

It is estimated that in Yakima county there are forty-five thousand acres of fruit trees; of these, eighteen thousand acres are in some stage of bearing, and the rest in various stages of maturity. About seventy per cent of the trees are apples, ten per cent pears, ten per cent peaches, and the rest prunes, cherries, plums, apricots, etc.

From the crop of 1910 there were shipped, up to January 1, 1911, three thousand seven hundred and fifty-eight cars. There was at that time enough



Toppenish, a town in the Yakima Valley, which is the shipping point for a variety of products and is rapidly growing in importance.

YAKIMA VALLEY, WASHINGTON



Cabbage patch of Ferdinand Coutaud, one and one-fourth miles north of Mabton. Vegetables of all kinds yield surprisingly large crops here.

fruit in the hands of the growers and in the warehouses to bring the total above four thousand cars. At least three thousand cars were of apples, which, with six hundred and thirty boxes to the car, would mean one million, eight hundred and ninety thousand boxes. The average price for 1910-11 was \$1.25 a box. The total receipts for apples, then, was \$2,362,500.00. Car for car, the other fruits will average a greater value than apples. On a most conservative estimate the grand total for tree fruits from Yakima county for 1910 was \$3,250,000.00. Nor was the season exceptional. The crop was good, but the price was a little below the average for the past five years.

The total available orchard land in Yakima county is ninety thousand acres. Orchards are being planted at the rate of about eight thousand acres a year. At the present rate of development, and there is no reason to apprehend any diminishment, the aggregate output of fruit should, in 1920, reach fifty thousand carloads.

The Yakima orchardists have never made a specialty of exhibiting their products; but in the exhibits in which their fruit has been entered they have never failed to capture their share of prizes. For example, at the National Apple Show, held at Spokane, 1910, Yakima exhibitors won first prize for the best car of Winesaps, best car of Jonathans, best car mixed varieties, best ten boxes of Winesaps (score nine hundred and ninety-nine out of a possible one thousand), best ten boxes of Jonathans, best five boxes of Jonathans, best one box of Spitzenerbergs; second prize for mixed car, car of Rome Beauties, ten boxes Wageners, ten boxes Winter Pearmains, five boxes of Spitzenerbergs.

At the New York Land Show in 1911, open to the world, Yakima Valley orchardists took ten out of twelve high scores. Mrs. Rowland, of the Zillah district, won first prize of \$500.00 in gold at this exhibition against forty-nine competitors.

YAKIMA VALLEY, WASHINGTON

Methods of Orchard Development.



T WILL be relevant, it is believed, to outline briefly the methods employed in developing an orchard in the Yakima country. As to the selection of a site, while it is true that fruit trees will grow and bear on any irrigated land in the district, it is not true that all land is adapted to fruit. The soil should be deep—not less than five feet, free from alkali, well drained and preferably of good elevation. The average elevation of Yakima valley is one thousand feet, Absolute elevation is not so important as relative local elevation. This insures proper drainage, both of air and water, and this is the best possible preventive against frost. Cold air flows down hill as naturally as water, and elevation is the best safeguard.

Trees may be set in land that has not been cultivated. It must be cleared of sagebrush—usually by grubbing—plowed and harrowed. Opinions differ as to the number of trees that should be set to the acre and the best arrangement of the trees. The usual method is to set a permanent orchard of apples or pears with "fillers" of peaches or other early bearing fruit. Sometimes fillers of apples are used in apple orchards. For this purpose varieties that bear at an early age, as Wagener's, are selected. When the permanent orchard is sufficiently mature—at about twelve years—the fillers are removed. Apples are set about fifty trees to the acre, with an equal number of fillers. Pears, one hundred to the acre. Peaches, prunes, etc., where set alone, one hundred and twenty to the acre.



Shady driveway in the Yakima Valley, near the city of Zillah. The trees bordering the road are black walnuts. They thrive in this climate.

YAKIMA VALLEY, WASHINGTON



Cherry blossoms. The product is delicious and a good yield is the rule.

Anne, Bing, Lambert, Black Republican.

Apples begin to bear, commercially, from the sixth to the eighth year. From half a box to one box is the normal yield the first year of production. The tree will increase its product about a box to the year up to an average maximum of ten boxes to the tree. Trees often bear twenty boxes, and, in exceptional cases, forty boxes in one season. Peaches bear the third year, and,

Grafted or budded stock is used. The young trees can be secured from one of the local nurseries, of which there are a number in the valley, fully equipped to execute orders for stock in a satisfactory manner.

The preferred varieties are: Apples—the Spitzenberg, Yellow Newtown, Pippin, Winesap, Jonathan, Rome Beauty. All but the second are red apples. The Spitzenberg, of highest quality and commanding a high price, is a "shy bearer" and more susceptible to worms. It remains, however, one of the most profitable varieties. These are all winter apples. Pears—Bartlett, Winter Nellis, Anjou, Comice. Peaches—Elberta, Late and Early Crawford. Prunes—Italian, Hungarian, Petite. Cherries—Royal



Cherries—large, luscious and having good shipping qualities. All the different merchantable varieties thrive in the valley.

YAKIMA VALLEY, WASHINGTON

at maturity, yield from two to twenty boxes to the tree. Pears bear the fifth year and reach an average of ten boxes to the tree.

During the non-bearing period the trees must be irrigated, cultivated, pruned and sprayed. The total expense of developing from raw land an apple orchard will conform to the following tabulation:

Grubbing, per acre	\$ 4.00
Plowing, per acre	3.00
Leveling, per acre (average)	10.00
Young Stock (50 trees), per acre	7.50
Planting, per acre	10.00
Cost of installing orchard	\$34.50
Irrigating and cultivating, first year	\$10.00
Irrigating, cultivating, pruning, spraying, second year	12.50
Ditto, third year	15.00
Ditto, fourth year	17.50
Total expenses up to first production	\$89.50

If fillers are used about \$15.00 must be added to the cost of installation. In round numbers it is safe to say \$100.00 per acre will cover all expenses incident to the development of an apple orchard up to the time of the first receipts.

The principal foes of the apple are the San Jose scale and the codling moth.

These are combatted by sprays, applied with a water spraying machine. Two sprays a year are required by law and many orchardists find this sufficient. Others spray as often as five times a year. The winter spray of lime sulphur kills the San Jose scale, and arsenate of lead is used to prevent the ravages of



Muscat grapes, Grandview. European varieties thrive in the southern part of the valley.



Selah orchards, one of the best fruit districts in the Yakima Valley. This is one of the older settled and cultivated sections.



Dam of the Government Reclamation Service at Lake Keechelus. For the Yakima project every available source of supply is now being utilized.



Bumping Lake, one source of valley's water supply. Reclamation Service dam at outlet is 3,400 feet long and stores 34,000 acre-feet of water.



the codling moth. This is applied just as the petals of the blossom are dropping off. If the work is properly done, the fruit is smooth and free from worm or blemish. Judicious thinning is practiced, so that each apple is encouraged to a symmetrical development. The trees are headed low, with vase-shaped, open tops.

Picking is all done by hand, from the ground or from ladders. The fruit is placed in receptacles and carried to the packer, who wipes each apple, rejects the imperfect ones, grades the others as "extra fancy," "fancy" and "choice," and packs them in boxes holding

a full bushel. Much of the fruit is wrapped in paper. The boxes are known as "3½-tier," 4-tier," etc., according to the numbers of tiers of apples of uniform size that a box will contain.

The growers sell their fruit advantageously to the local jobbers, to buyers representing the great Eastern fruit-shipping houses, or they can dispose of their products through the Fruit Growers Associations, organized to promote the interests of the orchardists of Yakima county. The fruit is shipped to the East, to England, Europe and Asiatic markets, to Russia, the Orient, South America and Australia.

Prices range from seventy-five cents a box for the Ben Davis up to \$2.50 a box for the Spitzenberg. An average price covering a term of years is \$1.25 a box. Entire cost of production is estimated at fifty cents.



Native growth of sage higher than man's head indicates great soil fertility.



River, roadway and basaltic cliff formation in the Naches Pass country.

YAKIMA VALLEY, WASHINGTON



Hop field in the Zillah District of the Yakima Valley. The crop of 1911 sold for as high as forty-eight cents per pound.

At best, averages are unsatisfactory affairs, and a fairer notion of profits from fruit can be determined from verified statements. There are authentic records of \$1,000.00 and even \$1,500.00 an acre net profits. There are orchards that average \$500.00 an acre, year after year. But an average so conservative as to defy criticism is \$250.00 an acre, net profit. That is for apples.

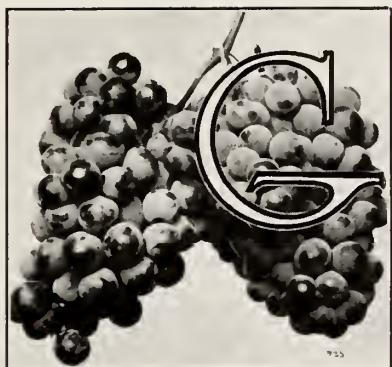
Pears, Peaches, etc.

So far the discussion has related almost exclusively to apples, because they represent the bulk of the industry. Pears bring about \$1.00 a box, but the records of certain pear orchards will exceed the best records of apples. Pears require less care than apples. The fearsome "blight" has not appeared to any extent. The only remedy is antiseptic surgery. Peaches average fifty cents a box; cherries, one hundred to one thousand pounds to the tree, at an average price of eight cents a pound. Apricots and plums bring forty cents a box. The price of the "soft" fruits is subject to a wide fluctuation, and the grower, because of the perishable nature of his product, is compelled to take what he can get or sell to the cannery.

Few farmers depend entirely upon fruit of this character, but grow them in connection with apples, pears or other dependable products. In certain favorable years, however, the returns from peaches have been so enormous as to be almost unbelievable. In one well-known instance the owner of a fine apple and peach orchard was so overwhelmed with the results of one year's peach crop that he reversed the usual procedure and cut his apple trees out, leaving his peach trees intact.

YAKIMA VALLEY, WASHINGTON

The Vineyard.



RAPES are successfully grown throughout this section. The American varieties—especially the Concord—have been given the preference, but the Tokay and other European kinds are being introduced. The vines are free from pests or disease and require no spraying. The returns vary from \$200.00 to \$800.00 an acre.

Before the Trees Begin to Bear.

If it were necessary for the horticulturist to wait for the first returns from his land until his trees bore their first crop it would require a very considerable amount of capital to meet the expenses of the orchard and provide a living as well. Very fortunately this is not the case. The orchardist uses the ground between the trees very much as if the trees were not there. Perhaps one-quarter of the ground is not cultivated. Otherwise, he proceeds regardless of the orchard. He raises potatoes, onions, cabbages or other vegetables, strawberries, raspberries, melons or currants. Or he can raise corn or alfalfa and feed it to cows or hogs. Any crop that is cultivated is suitable and of actual benefit to the trees. This may be done until the trees begin to bear, and after, if the orchardist desires. As a rule, however, he is too thoroughly satisfied with his first big returns to care about the comparatively arduous tasks incident to growing potatoes or cantaloupes. It would be needless repetition to discuss these crops and their profits in this connection, as inter-crops, and again as



One of the numerous thrifty vineyards in the Grandview District, where superior table and wine grapes are grown for commercial purposes.



Baling crew at work on ranch one mile west of Toppenish. Alfalfa is a leading crop in the valley. Timothy and clover do well.

YAKIMA VALLEY, WASHINGTON



Swine-growing is being more generally engaged in and land owners are reaping the benefits of the high prices for pork which are prevailing.

main crops. However, it is safe to say that an orchardist can realize an average of from \$50.00 to \$100.00 an acre from his land between the rows of his orchard. He can meet the cost of developing his orchard and make a good living beside. It has been done times innumerable. Evidence is offered in the way of the statements of men who have accomplished this very thing.

Prices of orchard land in the Yakima country vary somewhat, as do the prices of land everywhere. First-class orchard land, in the raw, can be bought for from \$100.00 to \$250.00 an acre, depending upon nearness to a community to transportation, etc. Bearing orchards bring from \$800.00 to \$1,500.00 an acre. The higher prices are for orchards near a community, where the land has a residential value. This is especially true of the famous Nob Hill district, now practically a suburb of North Yakima, where wealthy men willingly pay



Sheep are summer-pastured in the mountains and winter-fed in the valley. The spring wool clip here in 1912 sold for \$125,000.00.

YAKIMA VALLEY, WASHINGTON



Country road in the Ahtanum country. The highway is bordered with basaltic cliffs on one side and lined with native shade trees on the other.

\$2,000.00 an acre, or over, for the privilege of living on a paying orchard, within easy distance of a large city. Orchards partly developed, or ranches with part orchard and part vegetable, or alfalfa land, vary in price from \$250.00 to \$750.00 an acre. In all cases the price includes perpetual water right.

There are a number of reliable companies that sell land and develop the orchard, delivering it ready to bear. The price is around \$500.00 an acre and the payments are extended over a term of years. This plan appeals especially to the absentee. That the prices, either for raw land or a mature orchard, are not high, must be concluded by any reasonable man who will give due thought to the productive power of the orchard. An orchard that will return \$250.00 an acre, net, is undervalued at \$1,000.00. That is twenty-five per cent net on the investment. If farm lands in the East or Middle West were similarly valued there would be hardly an acre worth over \$50.00. In addition to the income, too, there is an annual appreciation in the value of the orchard by reason of the growth of the trees and their greater productivity.

There are a number of general considerations connected with fruit growing in the Yakima valley to which attention should be given. For the average man, the management of an orchard is the most pleasing of any of the forms of agriculture. He comes to have a justifiable pride in his trees and a very real affection for them. He is not broken on the wheel of the endless round of "chores." By the same token, he has leisure. There are periods when he can safely absent himself for months at a time.

There are very real advantages in growing fruit in a district — like Yakima — in which horticulture is the principal pursuit. There is, and must be, co-operation, both in production and marketing, and there are developed efficiencies and economies that would be impossible in a district where horticulture was merely a side issue.

YAKIMA VALLEY, WASHINGTON



Along the Upper Naches. There is a weird grandeur in the scenery along the streams leading to the mountain ranges which enclose the valley.

The land holdings are small. The average orchard is not over twenty acres, and ten acres will support a family in comfort. Neighbors are near and the community not far distant. For these reasons and for others equally cogent, the orchardists represent a superior class of people, including professional and business men, as well as farmers — men of education and refinement — who find the business of fruit raising decidedly more attractive and more remunerative than general farming, under other conditions.

As to the amount of capital required to make a start in the development of a ten-acre orchard, it has been pretty thoroughly demonstrated that it can be accomplished with \$2,000.00. This will make a payment on the land and leave enough to provide equipment and meet the cost of installing all, or at least a part, of the orchard. It is presumed that other expenses will be met by the profits from inter-cropping. For \$5,000.00 and orchard partly in bearing can be secured, and the difficulties of "getting a start" will be much lessened.

The newcomer is urged to exercise all due caution in purchasing land, improved or unimproved, in the Yakima valley. The only safe, business-like way is for him to come to Yakima, acquaint himself with conditions and act only under the advice of men in whose judgment he has gained confidence. The title to the water right should be examined with the same care given the title to his land. Unless purchased for purely speculative purposes land that will come under such and such a ditch should be left alone. Many highly-exploited schemes have died a-borning or lived only until the promoter had entrapped enough unwary investors to enable him to clear out with his ill-gotten gains.

Not that all, or even a considerable percentage, of the irrigation schemes are fraudulent — by no means! These words are written only to arouse a reasonable cautiousness in the newcomer, who, amid new conditions and ex-



Eagle Rock, on the Naches River, forty miles from North Yakima. An excellent automobile road all the way, and a new picture at every turn.



Characteristic scene along the road to Bumping Lake. The highways leading from North Yakima to the mountains are bordered with delightful panoramas.

YAKIMA VALLEY, WASHINGTON



Power station, ten miles from North Yakima, where electricity is generated for towns and homes in the valley. Power is provided by water from Naches River.

cited by the wonderful lure of the new land, *might* be victimized by men who would not scruple to take advantage of his ignorance.

Berries and Vegetables.

Not only strawberries, but raspberries (black and red), loganberries, dewberries, gooseberries and currants are grown with entire success in Yakima county. The berries are prolific, early on the market and of excellent size and flavor. They are well suited to inter-cropping and are usually grown in the young orchard. Returns from berries will run from \$200.00 to \$700.00 an acre.

Yakima potatoes are famous in the markets in which they are handled. They are of exceptional size and high in starch content. The yield is — to say the least — remarkable. Ten tons to the acre is a very low average. Crops double that are not unusual, and twenty-five tons to the acre have been dug. On alfalfa land potatoes do especially well and they are used for inter-cropping more than any other product. Returns of from \$100.00 to \$300.00 an acre may be reckoned on.

Onions do equally well and are extensively produced. Other vegetables successfully grown include cabbage, cauliflower, beets and other roots, and all the garden vegetables, such as peas, beans, asparagus, etc. Profits at the rate of \$750.00 an acre can be realized from this source.

A product that is especially well adapted to conditions is the melon. Both cantaloupes and watermelons are raised to a perfection that is hardly surpassed. Melons require but little care. They are easily handled and the returns are all that could be asked. The industry is one well worthy of consideration.

YAKIMA VALLEY, WASHINGTON



Horseshoe Bend on the Upper Naches River. This is one of the beauty spots in the Yakima country and is easily reached by conveyance.

Hops.

A few years ago hops constituted one of the leading products of the country. The low prices that prevailed in 1907 to 1909, however, brought discouragement and many of the yards were grubbed out to make way for the orchard. However, there is still a large acreage of hops, and at present prices — forty cents a pound for 1911 — they represent a very profitable industry. A fair yield is one ton to the acre. The cost of production is eight cents a pound. At forty cents a pound — the selling price — there is a profit of thirty-two cents a pound, or \$640.00 an acre. The hops are dried in hop "houses" or kilns, and packed in one hundred and eighty-pound bales. Hop picking time is one of activity and gaiety, attracting numbers from near-by cities. Another touch of picturesqueness is added by the presence of the Indians, whose services are always in demand in the hop yard.

Grains and Grasses.

But very little grain is raised on irrigated land. The soil is too valuable for other purposes. It is mentionable, however, that corn is successfully grown, running as high as one hundred bushels to the acre.

Of the forage crops, alfalfa is by all odds the most generally cultivated. It is cut three times in one season, and there is a month's good pasture after the third cutting. The yield averages seven tons to the acre. One application of water will make a crop. Alfalfa hay brings from \$8.00 to \$12.00 in the stack. Some of it is baled and shipped out in the winter. Timothy and clover are raised, with an average yield of three tons to the acre for the first cutting of timothy, and two tons to the acre for the second cutting of timothy and clover.



Dairying is one of the important industries of the Yakima Valley. The products represent a value of at least one million annually.

YAKIMA VALLEY, WASHINGTON

Live Stock.



IT IS one of the amazing features of the Yakima country that, in spite of the tremendous development of the fruit industry, other branches of agriculture and animal husbandry have not only survived but receive increasing attention. It would be difficult to find any district in which fruit raising — distinctively a small-tract proposition — and stock raising — for which vast areas are usually considered indispensable — are both developed to the magnitude attained in the Yakima valley.

Aside from the climate — always in favor of the stockman — and the nearness to large market centers, there are two things that have made possible the large development of the stock industry. One is the vast ranges available in both the National Forests and the Indian Reservation, and the other the immense output of alfalfa. The Yakima valley is not essentially a breeding country, but rather a feeding, fattening and finishing ground. It is a convenient and well-equipped station between the great breeding region of Idaho and Eastern Oregon, and the great market centers of Portland and the Puget Sound cities.

About one hundred and fifty thousand sheep are fed in Yakima valley. They are largely Merino grade ewes bred to Lincoln and Shropshire bucks, principally for mutton purposes. Many one- and two-year-old wethers are shipped in, fed and grazed through the winter and sold for mutton in the spring or summer.



Chickens, turkeys, geese and ducks on ranch near Ahtanum. Poultry pays well in the valley. There's plenty of range, water and green feed.



Along the State highway. View taken on proposed route through Rainier National Park. Good roads are being provided throughout the Yakima Valley.



Cascades at the headwaters of the Yakima River. In the pools above and below the falls the gamey rainbow trout make their home.



Catholic mission, established by pioneer missionaries who came among the Indian tribes of the Pacific Northwest. This mission was instituted in 1851.

During the summer the sheep are "run" on the range in the National Forests or on the Indian Reservation. The charge is six cents a head for ewes. During the winter they feed on the bunch grass in the Columbia river basin, which is good except for brief periods of possible snow. Large numbers, however, are fed on alfalfa pasture and hay in the Yakima valley. The sheep men buy the pasture and hay and feed on the place in yards provided for that purpose.

Early lambing is made possible and profitable by the open winters. Lambs are dropped in February, under sheds. They are sold at seventy-five pounds weight by July first. In 1909 they brought \$5.30 and in 1910 \$4.50 a head. April lambs are marketed in the fall. The increase averages ninety per cent. The average wool clip is nine and one-half pounds for ewes. In 1910, over a million and a half pounds of wool were shipped. There is no foot rot or other disease, and practically no loss through severe weather. For 1910 the sheep men made a profit of twenty-five per cent on their investment.

The number of cattle owned and fed in the Yakima valley is estimated at thirteen thousand. The general feeding practice is practically the same as for sheep. Charge for use of the range in the National Forests is twenty-five cents a head. The general custom is to buy the "young stuff," largely in Eastern Oregon, and ship them to the valley, there to be fattened and "butchered out" as the market demands. For fattening and finishing beef, alfalfa is an excellent feed, alfalfa-fed cattle being considered fully equal to corn-fed beef.

In addition to the growing of beef, there is a well-developed industry devoted to pure-bred stock. Conditions are favorable for the development of perfect specimens, and herds from Yakima county have taken prizes in competition with the best in the United States. Cattle have been shipped from



Ahtanum Creek and the roadway leading through delightful scenery to the cosy homes and fertile fields of this part of Yakima County.

here to improve the blood strains of herds in all parts of the United States, British Columbia, the Orient and the Sandwich Islands.

Horses, too, are bred to excellent advantage, and the great demand in the Northwest for draft animals has stimulated considerable activity in this respect. The long out-door season and the abundance of excellent feed enables the breeder to develop his colts at minimum cost. All stock grow rapidly and are unusually free from disease.

Dairying.

Another industry that derives its chief support from the production of alfalfa is dairying. In Yakima county there are over three thousand milch cows, including a number of large herds of a hundred cows or over. The cows are of good quality, being largely grade Holsteins and Jerseys. The dairyman feeds alfalfa almost exclusively, with but very little, if any, mill feed. Alfalfa, with its rich protein content, is alone a "balanced" ration. Many farmers "soil" this entire crop — that is, cut it in the field and feed in the yard. Under these conditions an acre of alfalfa will keep a cow the entire year. Alfalfa produces a large milk flow, and the milk shows a fairly good test, the average for the county being four to four and four-tenths per cent butter fat.

There are six creameries in the county, and milk routes ramify everywhere. The price paid for butter fat during 1910 ranged from thirty cents to thirty-nine and a quarter cents per pound. This is based on the wholesale price of butter, less three and a half cents, with eleven per cent allowance for "over-run." The dairymen are paid twice a month. Fall freshening and winter milking are generally practiced in Yakima county.

In Yakima county a cow purchased for \$60.00 will pay for herself in nine months. An average cow will yield two hundred and seventy-five pounds of



Part of boom containing 20,000,000 feet of logs, at plant of Cascade Lumber Company, North Yakima. Capacity of plant, 200,000 feet per day.



Naches Avenue in the city of North Yakima, Washington. This is said to be one of the most beautiful streets in any city in the Northwest.

YAKIMA VALLEY, WASHINGTON



Naches River, a sportsman's paradise. This is one of the best fishing streams in the Northwest and is a delightful place for an outing.

butter fat, which, at thirty-five cents per pound, is worth \$96.25. Food cost will not exceed \$35.00, leaving a profit of \$61.25. The calf is worth \$10.00, beside the skim milk and manure. These items will offset labor cost and interest on the investment.

In a fruit country, dairying and the livestock industry are especially valuable, because of the fertilizer produced. As yet the fruit grower sees no necessity of enriching his land, but the time is bound to come when that necessity will arise, and when it does come the need will be met, very largely, by the fertilizer from the stock fed in Yakima county.

But dairying needs no justification on this score. In more ways than one the dairyman has the advantage. He makes an excellent profit in his investment, and he is paid, not once a year, but twice a month. However, there is nothing more than good-natured rivalry among the exponents of different industries in the Yakima country. They are all prosperous and prosperity was never the parent of envy.

Hogs, Poultry, Bees.

Although there are many hogs fed in this section, there are not as many as there should be. A pig makes a wonderfully quick growth on alfalfa, but some grain is required to finish. They are especially profitable when used to consume the skim milk from a dairy herd. A number of pure bred droves are found, including Durocs, Jerseys, Poland-Chinas and Berkshires.

The poultry man will find conditions all in his favor. The dry open weather is a big factor, especially in hatching time. Egg production is large, food cost low, and high prices are always the rule for poultry products.

The "busy bee" works overtime in the Yakima valley, and without pro-

YAKIMA VALLEY, WASHINGTON



Yakima River from bridge crossing stream three-fourths of a mile from Mabton. The river at this point is admirably adapted to boating and bathing.

test. From the earliest fruit blossoms, through three successive growths of alfalfa bloom, he gathers honey almost without cessation. The result is—profit for the bee keeper. The average is fifty pounds to the colony. Alfalfa honey has no superior and brings twelve and a half cents a pound wholesale.

Hogs, chickens and bees are all valuable agencies for the utilization of the by-products of the orchard. As a matter of fact, however, the man with a producing orchard finds small incentive to engage in side issues. He is well content with the large returns from his fruit without taxing his energies to add to his income. All of which makes it more profitable for the other fellow.

Sports, Outings.

Both the hunter and the fisherman will find full opportunity for their preferred pastime in the Yakima valley. The mountain streams are well stocked with trout that answer to the lure of bait or fly. For the huntsman there are an abundance of waterfowl, teal, widgeon, mallard and geese, while on land he can find pheasant, partridge, sage hens, etc., and in the mountains, bear, deer and predatory game may be shot.

It is but a short ride by rail to the wonderfully beautiful lake and mountain resorts in the very bosom of the Cascades, and in six hours' time the pleasure seeker can reach the ocean and enjoy all the myriad delights of Puget Sound.

Transportation, Markets, Etc.

Until 1911, the Yakima valley had but the one railroad, the Northern Pacific. The advent of the new North Coast, however, connecting with the Oregon-Washington Railroad & Navigation Company and the



Some of the city and county structures in the city of North Yakima where beauty of architecture and solidity of construction are evidenced.



Business blocks in the city of North Yakima. Mammoth buildings have been found necessary in order to meet the wants of the growing population.

YAKIMA VALLEY, WASHINGTON



Sumach Park with rustic bridge over stream at North Yakima. The city has within its corporate limits many delightful places to visit.

Union Pacific, has put this district in a very satisfactory position, insofar as transportation is concerned. The products of the valley may now be handled over two great competing transcontinental railroad lines, or may be easily conveyed to Puget Sound or Columbia river ports, and thence by boats to the markets of the world.

In the many streams plunging downward from these mountain sources, there are stored thousands of horsepower of potential energy, ready to be converted to the uses of mankind.

The high-tension transmission lines of the Pacific Power & Light Company traverse the country, supplying light and power to communities and individuals.

Good water is found throughout the valley at a depth of from twenty to two hundred and fifty feet. Telephone service and mail delivery are everywhere found, and conditions of living are generally modern and pleasant.

Communities.

North Yakima is the county seat of Yakima county and the metropolis of the Yakima valley. In the Historical Note brief mention was made of the rather unusual origin of the city. Since the re-establishment of the city on its present site its growth has been little short of phenomenal. In 1890 the population of North Yakima was 1,535. In 1900 the number of inhabitants had increased to 3,154, a gain of one hundred and five-tenths per cent. In 1910 the population was 14,082, an increase over 1900 of three hundred forty-six and five-tenths per cent. Without making any invidious comparisons it is modestly offered that few cities in the United States can show so great an increase in the same period.

Not only in population but in all other respects has North Yakima evinced

YAKIMA VALLEY, WASHINGTON



Ahtanum Creek, one of the confluentes of the Yakima River and one of the streams where good fishing is found within easy distance.

her prosperity. The city possesses all of the utilities and opportunities of a modern municipality. The streets are broad and well paved, there being six miles of hard surface pavements — asphalt, brick and bitulithic. The business blocks are of brick, concrete and stone, and the residences of the city represent a high degree of architectural beauty and home comfort.

Indisputable evidence of the sturdy growth of the city is found in the statistics for all classes of the city's business.

The postoffice receipts for the year ending June 30, 1911, were \$59,996.00 as against \$50,761.00 for 1910 and \$9,606.00 for 1900.

In new buildings and improvements for 1910 there was expended \$1,055,-599.00.

The excellent financial status of North Yakima finds positive evidence in the statement of bank clearings for 1910, which aggregated \$24,593,141.00, a gain of twenty-eight and three-tenths per cent over 1909. The total deposits for the year were as high as \$5,000,000.00. The aggregate capital and undivided surplus of North Yakima's five banks is \$800,000.00.

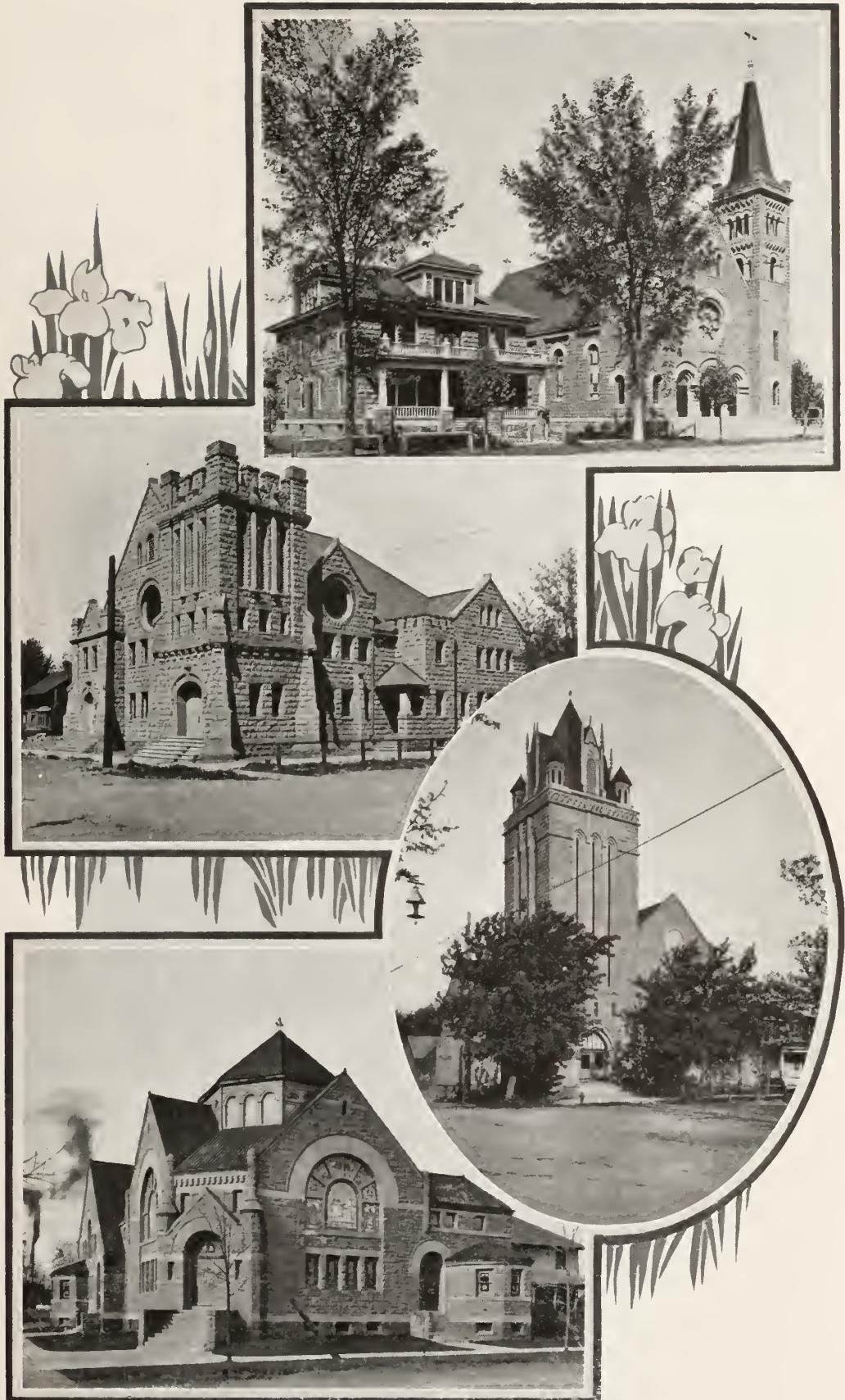
The needs of rapid transit requirements are effectively served by the fourteen miles of street car lines within the city limits of North Yakima, with eleven miles of interurban lines. Fire protection is amply provided for by paid fire department, fully equipped with modern apparatus, which includes a motor fire engine, motor chemical and motor hose and ladder truck.

The municipal water supply is to be improved by a new system, which will originate in the Naches river, twenty miles above North Yakima. The water, which is pure and cold, will be delivered at eighty pounds pressure in the mains.

The educational facilities comprise the customary graded schools and a high school, in which high standards of instruction are consistently maintained. There are also Roman Catholic schools for both boys and girls.



Four of the nine city school buildings in North Yakima. The city has more than \$250,000.00 invested in its educational structures.



North Yakima congregations worship in imposing edifices, some of which are pictured in the above illustration. The architecture is remarkably pleasing.

YAKIMA VALLEY, WASHINGTON



Yakima River taken from bridge at end of Yakima Avenue. This view is above the head of canals conveying water to the land in the valley.

There are fifteen denominations among the churches in North Yakima, and many of the edifices are of unusual size and beauty. An energetic Y. M. C. A. is housed in an \$80,000.00 building, and the Y. W. C. A. is in active operation. Of the fraternal orders, all of the leading ones being represented, three — the Masons, Elks and Odd Fellows — own and occupy fine buildings.

North Yakima has a fine library, theaters, modern hotels, hospitals, newspapers, etc. No saloons are allowed on the principal street of the city, and the moral atmosphere is exceptionally pure and wholesome.

The abiding impression made by the city is one of magnetic energy, vitality, optimism and abundant well-being. The citizens of North Yakima have a very justifiable pride in their city and a confidence in the future that finds its warrant in the truly remarkable growth it has made and the prosperity it now enjoys. They believe, and not without reason, that North Yakima is destined to be one of the great cities of the greater Northwest.

Of the larger communities in the county, the following may be mentioned, with population according to the federal census of 1910, and some few facts concerning each:

Sunnyside.—Population 1379; four schools (including high school); electricity; water supply; two banks; creamery; a number of modern business houses, churches, etc. No saloons.

Toppenish.—Important shipping point, on the edge of the Indian Reservation. Population 1598; electric lights; sewer system (to be installed); three schools (including high school), four churches with edifices, one with building in course of erection, two others organized; three banks and large mercantile houses.

Wapato.—Active trading point on Indian Reservation. Four hundred people; electricity; churches, stores and one of the best school houses in the state.



Naches Valley. This view is taken from Rowe Hill, at a point ten miles from North Yakima, and shows but little of the cultivable area.

Zillah.—Center of highly developed orchard district. Population 430. Adequate school, with two years of high school course. No saloons.

Granger.—Four hundred and fifty-three inhabitants. An excellent tributary territory; high school; brick and tile works; modern hotel.

Grandview.—Population 320. In large and productive district; full high school course in schools; central water supply. No saloons.

Mabton.—Six hundred and sixty-six inhabitants. Shipping point for the Horse Heaven country; center of one of the most fertile sections of the Yakima valley, with water available through an extension of the Sunnyside Canal; will have rapid and substantial development.

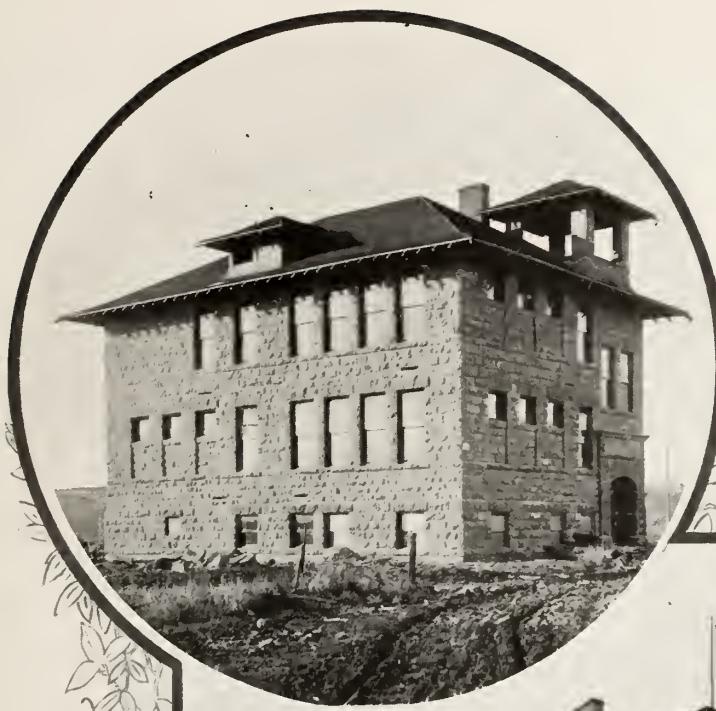
Among other communities in this county may be mentioned Selah, Naches, Moxee, Ahtanum, Cowiche and Outlook, each on a railroad and all thriving little villages, surrounded by rich tributary country. Throughout the entire country the roads are good, telephones and free mail delivery everywhere are found, and a high degree of comfort and prosperity is evident.

The Message of the Book.

Here, then, is the sum and substance of the whole matter: Yakima county is a region of richness. It is enjoying a prosperity not surpassed, if equalled, by any other district of similar magnitude. Its name has become a synonym for success. Its accomplishments have evoked the amazement and the admiration of all who have known of them. It is pre-eminently a fruit-raising district — *but not that alone*. The foundation of its success is broad and stable. The three great basic pillars thereof are soil, climate and water, and the greatest of these is water. When all is said and done, it is to the extent and the entire

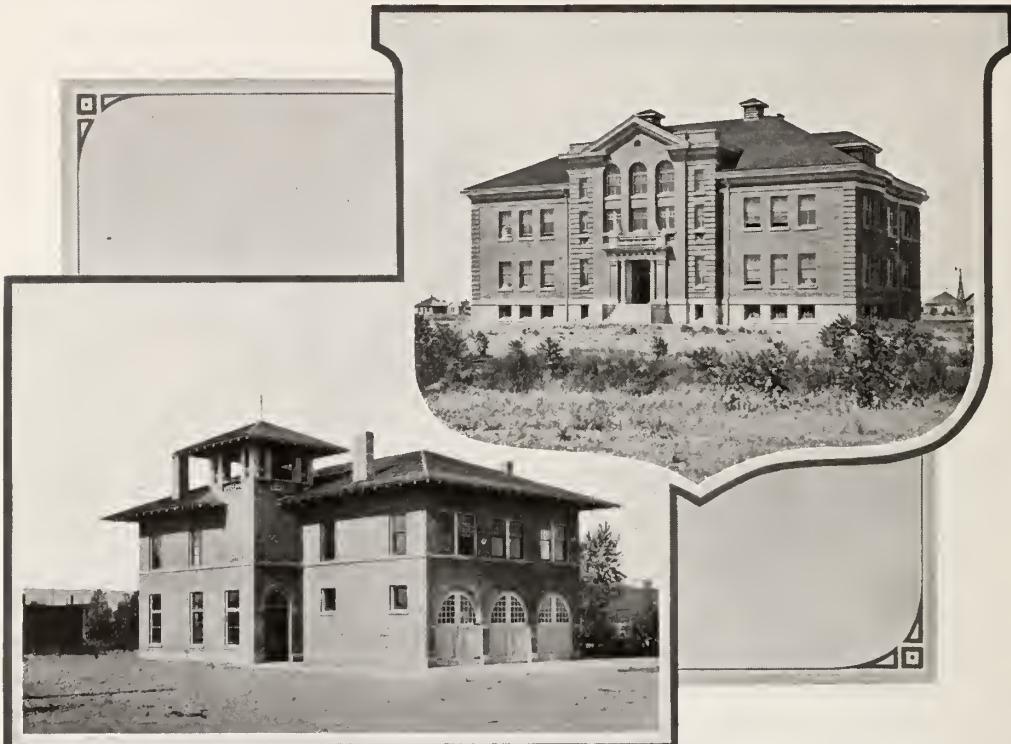


Typical farm and orchard homes in the Yakima Valley. The buildings are modern in every respect and have all comforts of the city home.



Country schoolhouses at Naches, Selah, and Wide Hollow. Yakima County educators are working to provide graded school facilities in every district.

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Wapato public buildings. Upper illustration is that of public school building and lower illustration the city hall. Substantial buildings are seen everywhere.

successfulness of its irrigating system that the fame of Yakima is primarily attributable.

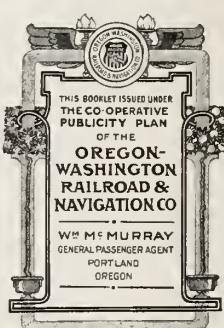
This is but the early morning of Yakima's day of greatness. Until every irrigable acre in the valley has received its meed of water, and every irrigated acre has been brought up to its highest point of productivity, there can be no halt in this onward march of prosperity.

"Opportunity" is written large over the entire country. Settlers are needed — insistently, urgently. Of what avail is the fertility of the soil, the warmth of the sunshine, the life-giving potency of the water unless there be men to take advantage, to till the soil and reap the rich harvest which is sure reward of husbandry?

The story of Yakima county has been told not merely to interest the homeseeker, but to aid him. Let the reader, whether or not he belongs to the great company of homeseekers, apply the lesson to the solution of his own life problem. Remember — Yakima needs *you*, and in direct proportion to the need is the magnitude of the opportunity offered.

The Commercial Club of North Yakima is vitally interested in the welfare of the entire country. It has for distribution, in addition to this book, other literature, including an interesting narrative, "The Old Timer and the Homeseeker," and four bulletins — "Success in Yakima County," "North Yakima, the City," "For it Raising and Intensive Farming," and "Stock Raising and Dairying." A request for any of these publications, or for definite information on any subject, will secure prompt and cheerful response.

Address — Commercial Club,
North Yakima, Washington.





Yakima Avenue, one of North Yakima's principal business streets. Substantial structures of brick, modern public utilities, and live, energetic business men are what make North Yakima a progressive city and fully abreast with the times.

The YAKIMA VALLEY



W A S H I N G T O N